



PLANNING COMMISSION STAFF REPORT

MEETING DATE:	January 7, 2021
PROJECT NUMBER:	S-20-002
REQUEST:	Final Plat approval for a plat amendment subdividing an existing lot in the Crossing at South Salt Lake Subdivision into 2-lots
ADDRESS:	2150 South State Street
PARCEL NUMBER:	16-19-103-023-0000
PROPERTY OWNER:	Boyer South Salt Lake Crossing 2, LC.
APPLICANT:	Raising Cane's Chicken Fingers Restaurant

SYNOPSIS:

Raising Cane's Chicken Fingers Restaurant is petitioning the Planning Commission for final plat approval for a plat amendment subdividing an existing lot in the Crossing at South Salt Lake Subdivision into 2-lots. The lot is located at 2150 South State Street. Raising Cane's is under contract with the Boyer Company to purchase the property. The subject property is currently vacant land. The applicant intends to construct a 3,414 square foot single-story fast-food restaurant on Lot 4A which will be occupied by a Raising Cane's Chicken Fingers restaurant. Lot 4B will be developed at a later date. The Planning Commission is the Land Use Authority on all subdivisions.



Figure 1. Existing Lot and Proposed Subdivision Boundary

EXISTING ZONING	EXISTING USE	SURROUNDING LAND USE DISTRICTS	PROPOSED LOT SIZES	PROPERTY ACCESS
The Crossing Master Planned Mixed Use Development (MPMU)	Vacant/Undeveloped Land	North: Commercial Corridor South: Commercial Corridor East: Commercial Corridor West: The Crossing MPMU	Lot 4A: 0.778 acres Lot 4B: 0.916 acres	The proposed lots will not have direct access to State Street. Access will be provided through the Winco parcel on the west boundary line of the proposed lots. Existing access easements are in place on the plat to allow access via adjacent properties.

STAFF RECOMMENDATION:

Staff recommends final plat approval for a plat amendment subdividing an existing lot in the Crossing At South Salt Lake Subdivision into 2-lots located at 2150 South State street, based on the findings of fact, conclusions of law, and conditions found at the end of this report.

iS SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location: 2150 South State Street
Proposed Project Size: Lot 4A: 33,886 square feet (0.778 acres)
Lot 4B: 39,900 square feet (0.916 acres)

Figure 2: Existing and Proposed Lot Lines

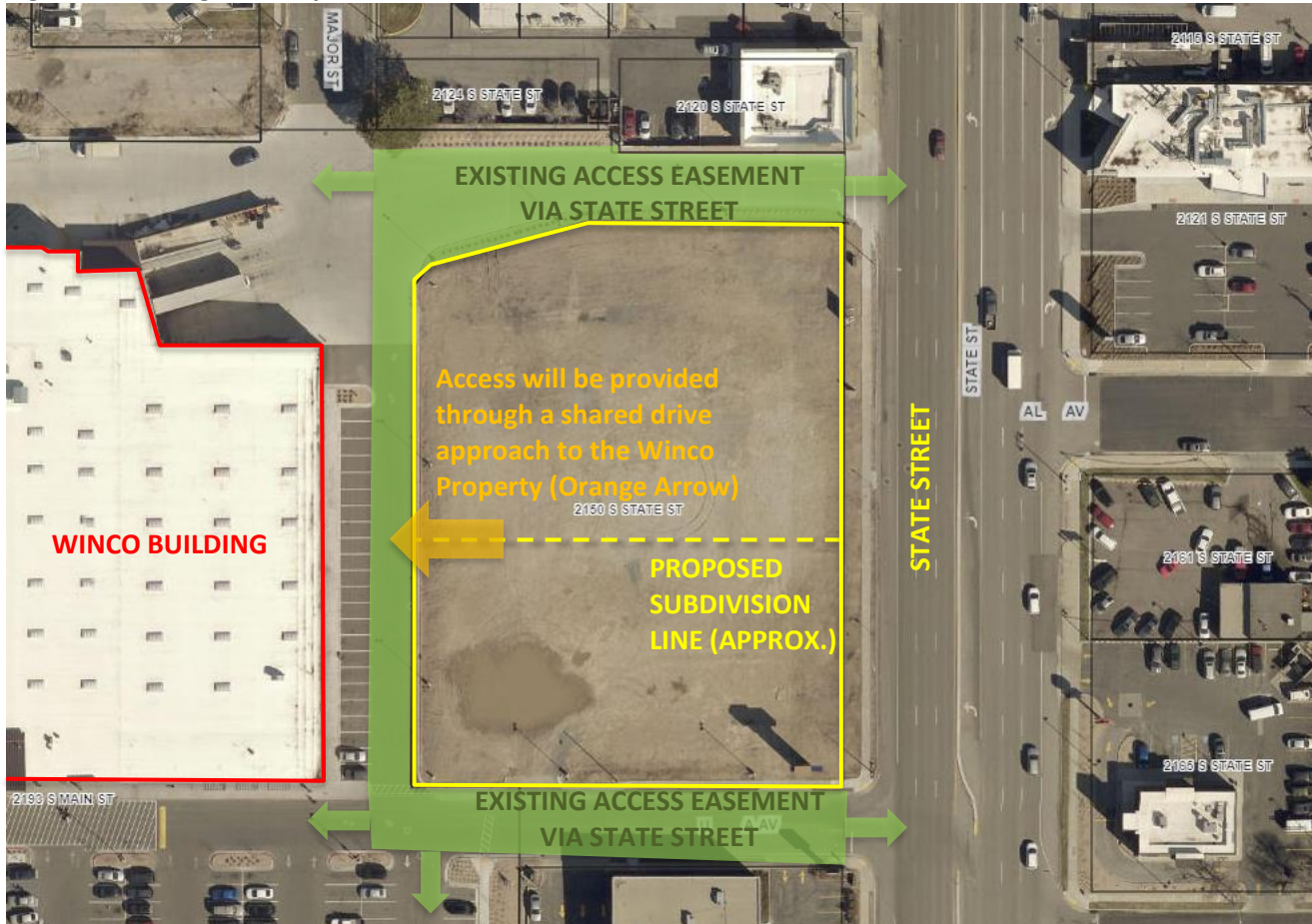
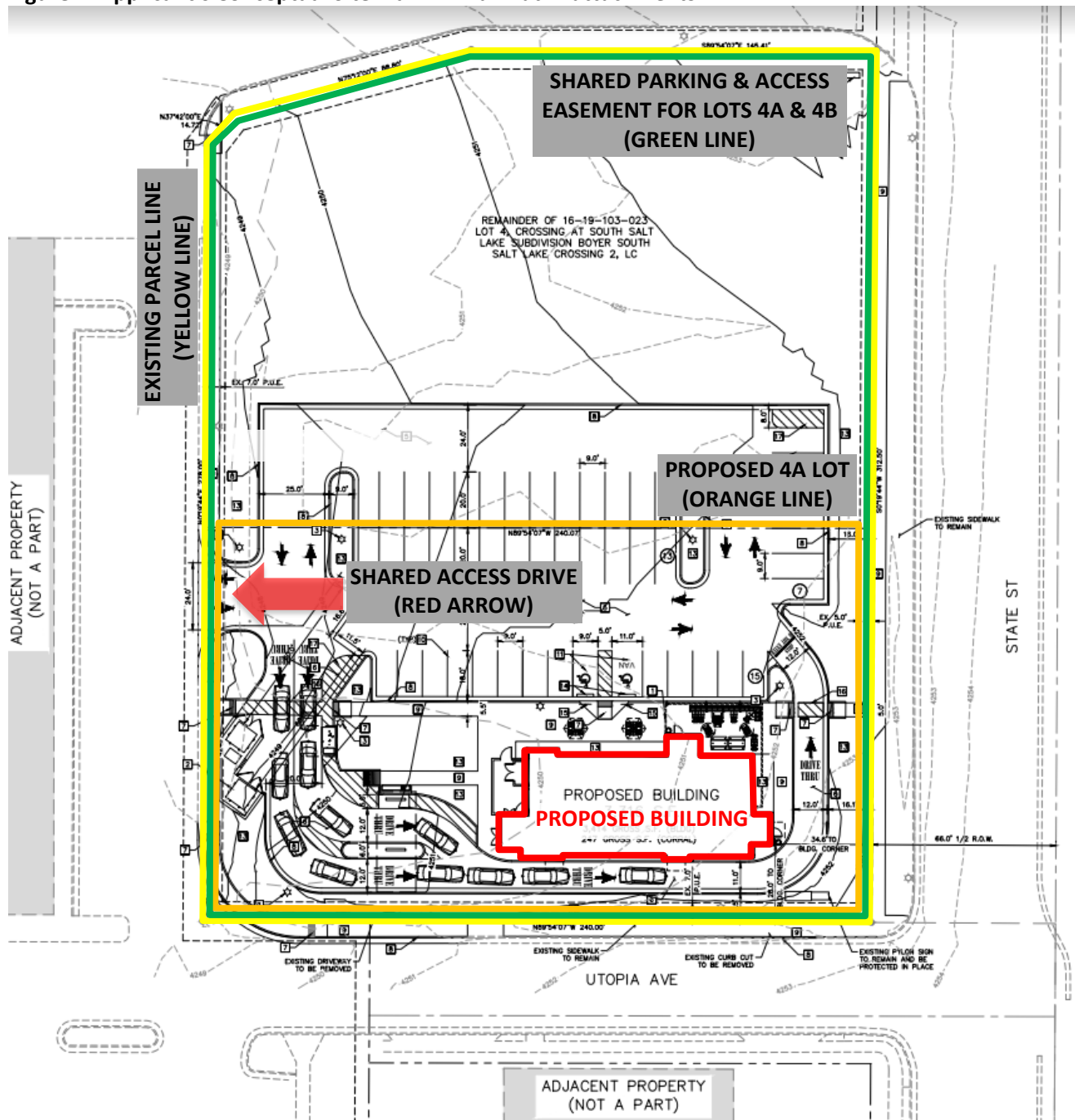


Figure 3: Proposed Elevations



**CONCEPTUAL RENDERINGS – SUBJECT TO TECHNICAL REVIEW*

Figure 4: Applicant's Conceptual Site Plan ****Final Plat in attachments****



***SITE PLAN IS CONCEPTUAL – SUBJECT TO TECHNICAL REVIEW**

CROSSING LOT 1

WINCO BUILDING

18-19-103-022
LOT 1, CROSSING AT SOUTH
SALT LAKE SUBDIVISION
BOYER SOUTH SALT
LAKE CROSSING LLC
352,741 SQ. FT. 8.098 ACRES

SUBJECT LOT (PROPOSED LOTS 4A & 4B)

CROSSING LOT 2

CROSSING LOT 3

MAIN ST

STATE ST

LEGEND:

- Water
- Gas
- Existing Access Easement
- Sewer
- Comm.
- Public Right of Ways
- Storm Drain
- Power
- Private access drives through other parcels

- | | | | | | |
|---|-------------|---|-------|---|---|
| | Water | | Gas | | Existing Access Easement |
| | Sewer | | Comm. | | Public Right of Ways |
|  | Storm Drain |  | Power |  | Private access drives through other parcels |

REQUIREMENTS:

17.11.030. Land use authority designations.

Pursuant to state law, the following administrative land use authority designations are made:

- A. Planning Commission.** The planning commission is the land use authority on issues of: **subdivision and subdivision plat approval, vacating, altering or amending a Subdivision Plat**; Conditional Use permit Applications; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

GENERAL PLAN CONSIDERATIONS:

Goal LU-1. Regulate land uses based on compatibility with surrounding uses, residential areas and economic feasibility. Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected.

Analysis: The proposed project creates an opportunity for the expansion of an existing commercial area. The proposed use ties in well with surrounding land uses and brings the overall project closer to completion.

Goal LU-10. Enhance the street appearance in business and commercial areas. Business and commercial area beautification was a theme at all of the Plan's public meetings. Commercial corridor improvements are readily noticed. Improvements will add a sense of positive momentum to the City.

Analysis: The proposed project will improve the street scape of the State Street frontage while filling in part of a key gap in the existing and planned development pattern along State Street.

STAFF ANALYSIS:

Ordinance	Finding	Notes / Insufficiency
Title 17 – Land Use		
17.10.140 – Subdivision Development Lot Standards		
A. Results in a compliant lot and building sites.	Complies – The proposed new lots will be sized as follows: Lot 4A: 0.778 acres Lot 4B: 0.916 acres These lots are compliant with the standards of The Crossing Master Planned Mixed Use (MPMU) district, which does not contain a specific minimum area standards for a commercial lot.	
B. Frontage on public street	Complies – Both lots resulting from this subdivision front on State Street. No access will be provided to State Street from the frontages of these lots. Access is proposed to come from the Winco parcel via an existing access easement.	
C. Street right-of-way shall be separate and distinct from subdivided lots.	Complies - The lot is separate from the Right of Way and all development is to take place within the proposed property lines.	

D. Minimum area and dimensions shall conform.	Complies – Area requirements are not specified for The Crossing MPMU. The proposed lot area and dimensions are sufficient to accommodate all required development improvements.	
E. Side boundary lines shall be at right angles to the street.	Complies – All newly created side boundary lines are at right angles to the street.	
F. Side boundary lines of lots shall be radial to center of a Cul-de-Sac	Not Applicable	
G. Corner lots for residential uses shall be platted wider than interior lots	Not Applicable	
H. Lots shall not divide City boundary	Complies – All existing parcels are located within South Salt Lake City.	
I. Double frontage lots	Not Applicable	
J. Multiple building yard areas	Not Applicable	
K. Side lot lines shall be at right angles to street lines	Complies – The newly created side lot line is at a right angle to street lines. Existing lot lines at the northwest corner of Lot 4B do not meet this requirement but will remain as part of this subdivision. No modification of existing lot lines is required.	
L. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings	Complies – This parcel is not a corner lot. The preliminary site plan indicates sufficient size to allow for erection of a building on lot 4A.	
M. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities	Complies - Preliminary site plan and subdivision provides adequate off-street parking. At least 18 stalls are required and 29 stalls will be provided. The intent is for lot 4A and 4B to share parking. Any future use and development on lot 4B will need to comply with required parking.	
N. New Single-Family lots	Not Applicable	
O. If Access from an Arterial or Collector Street is necessary for new adjoining lots, such lots shall be served by separate local street	Not Applicable	
P. Driveways shall be designed and arranged to avoid vehicles backing onto Streets	Complies –No changes are proposed to existing access points onto State Street. No direct access will be permitted from Lot 4A or Lot 4B onto State Street. Access will come from the drive aisle immediately to the west, and adjacent to the WinCo Store via two existing access points onto State Street. An existing easement grants access to existing thoroughfares. No driveways or parking stalls back onto public streets.	
Q. Lots shall be laid out to provide positive drainage away from all buildings.	Complies. Drainage plans provide positive drainage per Engineering review.	

17.10.160(A) - Drainage and Storm Sewers General Requirements

A. Each plat shall make adequate provision for storm or flood water runoff.	Complies. Adequate provisions for storm or flood water runoff are provided per SSL Engineering review.	
17.10.160(B) – Nature of Stormwater Facilities		
1. Location. Upon recommendation of City Engineer applicants may be required to carry away by pipe or open channel any spring or surface water that may exist either previously to or as a result of the subdivision	Not applicable per Engineering review.	
2. Adequate underground stormwater systems shall be constructed and maintained.	Complies. Adequate underground storm water systems are provided per engineering review.	
3. Accommodation of Upstream Drainage Areas.	Not applicable.	
4. Adequate storm / flood water drainage will be provided to an approved drainage watercourse or facility with capacity.	Complies. Adequate storm/flood water drainage is provided per Engineering review.	
5. Areas of poor drainage shall be remediated as applicable.	Complies. The submitted soils report indicates a water table of 15 feet at the subject site. Sufficient drainage is provided per Engineering review.	
6. Flood plain areas shall be preserved upon recommendation of City Engineer when necessary for the health, safety, or welfare of the population of the area.	Complies. No flood plain areas exist to be preserved upon recommendation of the South Salt Lake City Engineer.	
17.10.170 - Water Facilities		
A. Applicant shall extend public culinary water supply-system for the purpose of providing an adequate water-supply to the Plat	Complies. The proposed development connects to an existing water meter. Adequate water supply provisions are proposed per SSL Engineering review.	
B. Applicant shall install adequate water facilities including fire hydrants.	Complies. One existing fire hydrant is located in the existing park strip at the corner of State Street and Utopia. Another is located near the northwest corner of the existing lot, in a landscaped island, adjacent to the WinCo building. Hydrant locations are included on the plat. Adequate hydrant facilities are provided per Fire Marshal review.	
C. Fire flow shall be approved by the Fire Marshal.	Complies. A fire flow test was performed showing a fire flow of 1,366 gallons per minute.	

	Fire flow is adequate for the proposed subdivision per Fire Marshal review.	
D. Water main extensions shall meet the City's standards.	Complies. Two existing 8" water main stubs enter the property from the west. The existing water mains meet SSL standards per SSL Engineering review. All work shall be inspected to ensure compliance with South Salt Lake standards.	
E. Location of all fire hydrants, all water and storage supply improvements shall be shown on the Preliminary and Final Plat.	Complies. The location of all fire hydrants, all water and storage supply improvements, and the boundary lines of proposed districts, indicating all improvements proposed is provided.	
F. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any.	Not applicable. There are no facilities at this location to be maintained by South Salt Lake City.	
G. Fire hydrants required for all plats.	Complies. Two existing hydrants on site are approximately 350 feet apart, on the southeast corner of Lot 4A, and near the northwest corner of Lot 4B. Hydrant locations are included on the plat.	
17.10.180 - Sewer Facilities		
A. General Requirements. Applicant shall install sanitary sewer facilities in a manner prescribed by the applicable sanitary sewer authority	Complies – A will serve letter has been submitted from South Salt Lake. Sanitary sewer is provided by South Salt Lake. At time of building permit, the subject restaurant will be required to install a grease trap and sampling manhole that complies with Engineering Standards.	
B. Residential and Nonresidential Subdivision. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority	Complies – A will serve letter has been submitted from South Salt Lake. Sanitary sewer is provided by South Salt Lake. At time of building permit, the subject property will need to comply with all SSL Engineering Standards.	
17.10.190 - Utilities		
A. Utility facilities shall be located underground in new subdivisions.	Complies. All new utilities shown to be underground.	
B. Easements. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities; such easements shall be at least 10' wide.	Complies. A ten-foot public utility easement (PUE) is included on the plat around the perimeter of the lots.	
17.10.200 - Sidewalks, Trails, and Bike Paths		

A. Subdivision shall comply with the applicable road profile.	Complies. Current right of way improvements currently include curb/gutter, a park strip of approximately three feet, and a five foot sidewalk. The proposed site plan includes curb/gutter, and a 15 foot sidewalk with trees and tree grates spaced approximately 27 feet apart. A 15 foot landscaped buffer is required back of sidewalk; a landscape buffer of 16 feet is provided. No additional dedications for right of way width are required per Engineering review. The proposed improvements are compliant with SSL standards.	
B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography.	Complies. Public and internal pathways relate appropriately to topography on the site.	
C. Trails, pedestrian paths, and bike paths shall be provided in accordance with the Trails Master Plan.	Complies. The Trails Master Plan does not include any facilities adjacent to the subject property. The Crossing MPMU document calls for a public pathway along the state street frontage of the subject property, as well as internal pathways on the south frontage along Utopia Avenue, and along the west frontage of the subject property adjacent to the neighboring WinCo drive aisle. The proposed site plan includes facilities to meet this requirement including a 15 foot sidewalk along State Street and a five foot sidewalk along the Utopia frontage and west frontage. Pedestrian paths are provided in accordance with The Crossing MPMU document	
17.06.300(F) – Landscape Requirements Along Urban Corridors		
A. Area. Installation of 15-foot landscape buffer	Complies. A 15 foot landscaped buffer is required back of sidewalk along the State Street frontage. A landscape buffer of 16 feet is provided. The proposed right of way improvements are compliant with SSL standards.	
B. Buffer shall be composed of at least 75% live plant material.	Complies. The required state street buffer contains 100% live plant material coverage.	
C. A minimum of one tree is required for every 1,000 square feet of landscaped area.	Complies. The proposed site plan includes approximately 2,886 square feet of buffer landscaping requiring at least three trees. The proposed landscape plan includes seven trees in this area.	
17.06.300(I)(C) – Commercial and Flex Landscaping		
D. Landscaped Areas shall comprise not less than 15% of commercial or professional office sites.	Complies. The proposed site plan includes 9,176 square feet of landscaping – approximately 27% of the overall site.	
E. Plant Coverage	Complies. At least 75% of all landscaped areas contain live plant material.	

F. Site Trees.	Complies. Two trees per thousand square feet of landscaped area is required. The 9,112 square feet of landscaped area requires 20 trees. The landscape plan includes 25 trees.	
G. Water features, landscape boulders, decorative rocks, gravel, or organic mulch permitted.	Complies. These features are not considered a substitute for plants in the submitted landscape plan.	
H. If utilized ornamental gravel is utilized it must be contained within durable borders.	Complies. Durable borders are included in the form of curbing.	

STAFF RECOMMENDATION:

Staff recommends final plat approval for a Plat Amendment subdividing an existing lot located at 2150 S. State street, with the following conditions:

Findings of Fact:

1. The applicant is petitioning to amend an existing subdivision – The Crossing at South Salt Lake City.
2. The proposed amendment will subdivide Lot 4 of the Crossing at South Salt Lake City Subdivision located at 2150 S. State Street.
3. 2150 South State Street is located in The Crossing Master Planned Mixed Use district.
4. The proposed subdivision amendment will create two lots: Lot 4A will be 0.778 acres in size; lot 4B will be 0.916 acres in size.
5. The property owner is applying for the subdivision to construct a 3,414 square foot fast food restaurant on 4A.
6. Lot 4B will remain vacant with the exception of a portion of the parking lot, shared between lot 4A and lot 4B, constructed with the proposed restaurant.
7. The proposed development is located in The Crossing Master Planned Mixed Use (MPMU) district – 2100 South/State Street Frontage subdistrict.
8. The proposed building falls into the Restaurant, Drive-Up Window land use category.
9. The Restaurant, Drive-Up Window use is a permitted land use in the 2100 South/State Street Frontage subdistrict of The Crossing MPMU.
10. The subject lot is currently vacant.
11. Both Lots 4A and 4B will have a shared access drive on the west portion of the property that links to Lot 1 (Winco). No direct vehicular access will be provided from lots 4A or 4B to State Street.
12. An existing access easement grant access for lots 4A and 4B to Lot 1 (Winco). This easement grants access through lot 1 to Main Street, State Street, Major Street, and Utopia Avenue.
13. Staff has reviewed this subdivision for compliance with SSL Municipal Code Section “17.10.140 Subdivision Development Lot Standards” and found that this subdivision is compliant with this section, as outlined above.
14. Staff has reviewed this subdivision for compliance with SSL Municipal Code Section “17.10.150 Subdivision Layout Requirements” and found that this subdivision is compliant with this section, as outlined above.
15. Staff has reviewed this subdivision for compliance with SSL Municipal Code Sections 17.10.160, 17.10.170, 17.10.180, 17.10.190, 17.10.200, and 17.10.300, and found that this subdivision is compliant with those sections, as outlined above.

Conclusions of Law:

1. The subdivision, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.

2. The subdivision, as specifically conditioned below is compatible in use, scale, and design with the allowed uses in The Crossing Master Planned Mixed Use (MPMU) district, and 2100 South/State Street Frontage subdistrict.
3. The subdivision as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.
4. The subdivision, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.

Conditions of Approval:

1. The applicant will continue to work with City staff to make all technical corrections necessary prior to recording the plat;
2. Prior to plat recordation and any additional development of the subsequent lot, the applicant must provide city staff the final plat mylar to include notarized signatures of owners' consent to dedication; obtain signatures of all entities indicated on the subdivision plat attached hereto;
3. Complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required landscaping and public infrastructure improvements;
4. The plat shall include language dedicating an easement to the City of South Salt for purposes of storm water management practices, in a form as approved by the City Attorney's Office;
5. The plat shall provide 10 foot public utility easements on all existing and proposed utilities;
6. The development of lot 4A shall be limited to one standalone restaurant structure. Due to sewer capacity, no other land use is approved with this petition. If the proposed development of Lot 4A falls through, the subdivision approval is null and void.
7. The development of lot 4B has not been approved with this petition.
8. Development of lot 4A requires a building permit.
9. All site improvements shall be installed consistent with the requirements of the South Salt Lake City Municipal Code;
10. The proposed building shall be constructed according to South Salt Lake commercial design standards;
11. The applicant shall provide on the plat a reciprocal parking and access easement on the entirety of lots 4A and 4B granting shared parking between the two lots and their respective owners and occupants;
12. The applicant shall provide on the plat an access and circulation easement to allow access to Lot 1;
13. All items of the staff report.

Attachments:

1. Final Plat - Amendment – 2021
2. The Crossing at South Salt Lake Subdivision Plat – 2015
3. Alta Survey of Subject Parcel

16-19-103-023
LOT 4, CROSSING AT SOUTH
SALT LAKE SUBDIVISION
BOYER SOUTH SALT
LAKE CROSSING 2, LC
73,786 SQ. FT. 1.694 ACRES.

UTOPIA AVE.

EAST ST.

Legend:

- Water
- Gas
- Sewer
- Comm.
- Storm Drain
- Power